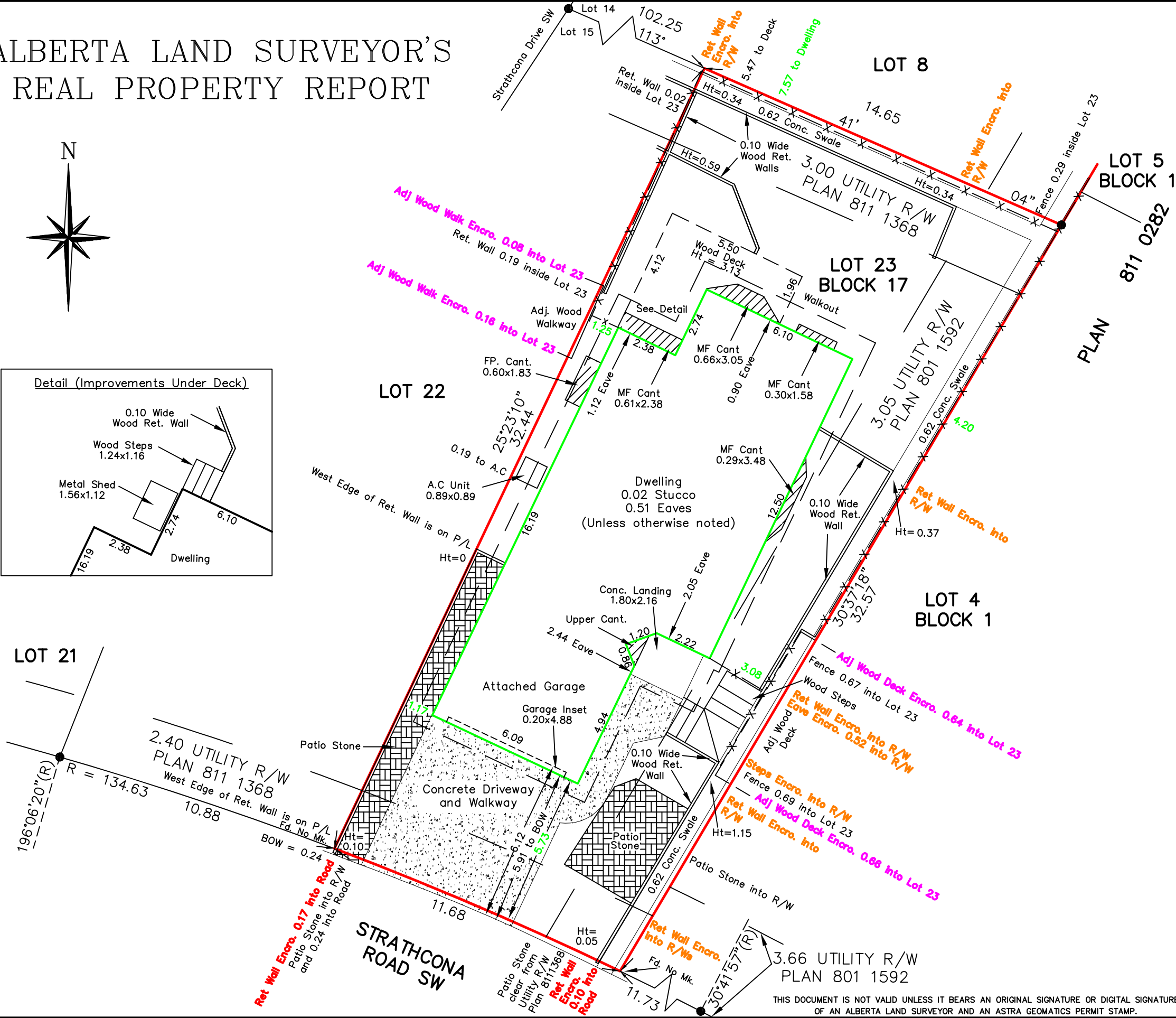
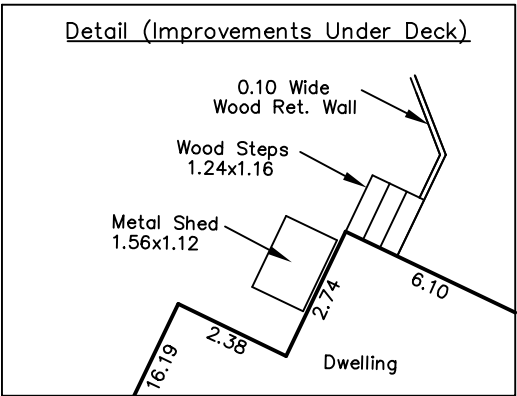
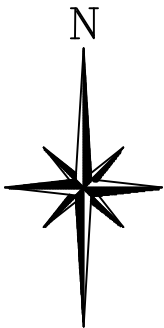


ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT



LEGAL DESCRIPTION OF PROPERTY:

LOT 23, BLOCK 17, PLAN 811 1367

MUNICIPAL ADDRESS:

30 STRATHCONA ROAD SW

CALGARY, ALBERTA

CLIENT:

CERTIFICATION:

I, MOHAMAD HAMMOUD, ALBERTA LAND SURVEYOR, HEREBY CERTIFY THAT THIS REPORT, WHICH INCLUDES THE ATTACHED PLAN AND RELATED SURVEY, WAS PREPARED AND PERFORMED UNDER MY SUPERVISION, DIRECTION AND CONTROL AND IN ACCORDANCE WITH STANDARDS AND RULES FOR THE PRACTICE OF SURVEYING PRESCRIBED BY THE ALBERTA LAND SURVEYORS' ASSOCIATION. ACCORDINGLY, WITHIN THOSE STANDARDS AND AS OF THE DATE OF THIS REPORT, I AM OF THE OPINION THAT:

1. THE PLAN ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE IMPROVEMENTS AS DEFINED IN PART C, SECTION 6.5 OF THE ALBERTA LAND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE AND REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE TITLE OF THE PROPERTY;
2. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY. (EXCEPT RET. WALLS INTO ROAD AS SHOWN) AND (EXCEPT PATIO STONE INTO ROAD AS SHOWN)
3. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY. (EXCEPT ADJ. DECK AND WOOD WALK AS SHOWN)
4. NO VISIBLE IMPROVEMENTS EXIST WITHIN THE LIMITS OF ANY REGISTERED INTERESTS AFFECTING THE EXTENT OF THE SUBJECT PROPERTY. (EXCEPT RET. WALLS, STEPS AND EAVE AS SHOWN) AND (EXCEPT PATIO STONE AS SHOWN)
5. THE SURVEY WAS COMPLETED ON THE 15th DAY OF AUGUST, 2026.
6. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT.

DATED THIS 15th DAY OF AUGUST, 2026.

Mohamad Hamoud

MOHAMAD HAMMOUD, ALBERTA LAND SURVEYOR
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NOTES:

1. DISTANCES ARE IN METERS.
2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
3. ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA.
4. ALL FENCES SHOWN ARE WITHIN 0.2 METERS OF THE PROPERTY LINES UNLESS OTHERWISE NOTED.
5. STATUTORY IRON POST FOUND THUS: ●
6. FOUND NO MARK IS SHOWN THUS: Fd. No Mk.
7. PROPERTY LINE IS SHOWN THUS: —
8. FENCE LINE IS SHOWN THUS: — x — x —
9. TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No.: 041 386 742, TITLE SEARCH DATED 3rd JULY, 2026.
10. PROPERTY IS SUBJECT TO THE FOLLOWING INSTRUMENTS:
 - RESTRICTIVE COVENANT INST. No. 801 217 180
 - RESTRICTIVE COVENANT INST. No. 801 217 181
 - UTILITY R/W INST. No. 801 217 183 (PLAN 801 1592)
 - UTILITY R/W INST. No. 811 191 071 (PLAN 811 1368)
 - CAVEAT INST. No. 991 045 513 (ENCROACHMENT AGREEMENT)

PURPOSE:

THIS REPORT AND RELATED PLAN HAVE BEEN PREPARED FOR THE BENEFIT OF THE PROPERTY OWNER, SUBSEQUENT OWNERS AND ANY OF THEIR AGENTS FOR THE PURPOSE OF (A LAND CONVEYANCE, SUPPORT OF A SUBDIVISION APPLICATION, A MORTGAGE APPLICATION, A SUBMITTAL TO THE MUNICIPALITY FOR A COMPLIANCE, CERTIFICATE, ETC.). COPYING IS PERMITTED ONLY FOR THE BENEFIT OF THESE PARTIES AND ONLY IF THE PLAN REMAINS ATTACHED, WHERE APPLICABLE, REGISTERED EASEMENTS AND UTILITY RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN ON THE ATTACHED PLAN. UNLESS OTHERWISE, PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THE ATTACHED PLAN SHOULD NOT BE USED TO ESTABLISH BOUNDARIES DUE TO THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER. THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT REFLECTS THE STATUS OF THE PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.

ASTRA
GEOMATICS

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WEBSITE: ASTRAGEOMATICS.COM

JOB NUMBER:
SW1-26

SCALE:
1:150

DRAWN BY:
MH

CHECKED BY:
MH

DATE: AUG 15, 2026

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND AN ASTRA GEOMATICS PERMIT STAMP.